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properties



**Fewings Cottage**  
Christow, Devon EX6 7LZ

**£499,000** Freehold





### The Property

We are delighted to offer this 350-year-old pretty character cottage that sits in a charming garden in a quiet off-road spot in the thriving village of Christow. The cottage is detached and made with stone and cob, with a new roof, oak porch, and cedar entrance archway. The accommodation comprises a smart and bright kitchen/breakfast room, a dining room and library with stone fireplace and woodburner, and a sitting room also with stone fireplace and woodburner, and a ground floor toilet under the stairs. Upstairs, there is an oak-panelled landing with a hidden door concealing the bathroom which features spa bath and shower. There are two good-sized double bedrooms with vaulted ceilings and beams. On the ground floor, a laundry is attached to one end of the cottage, and a store shed to the other. The cottage has oil-fired central heating and is double glazed throughout with hardwood windows. In the garden, there is an office with power and internet connection, a summer house also with power and lighting, and two patio areas for dining and relaxing. Fowlers strongly recommend viewing to fully appreciate this lovely home.

### Situation

Fewings Cottage is located through an ancient cross passage which leads from the road through to the well-stocked cottage garden. The property is just 200m from the Teign Valley Community Hall and field, with a village shop and tennis courts. It is next to the 12<sup>th</sup> century Grade I listed St. James's Church and just a few hundred metres from the local primary school, which was graded Good by Ofsted in March. Christow is a thriving Dartmoor community located just over 6 miles from Exeter.

### Services

Mains electricity, water and drainage. Oil by private contract.

### Council tax band

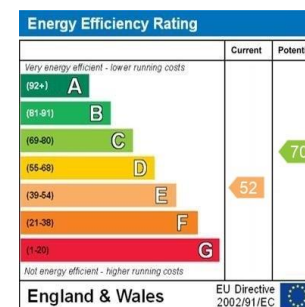
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### Directions

What Three Words: taster.hands.motorist

Turn left from the Teign Valley Community Hall car park and village shop and walk up the lane for about 150m. On the left you will come to Waterwell Lane and the passageway to Fewings Cottage is opposite, between Vallen Cottage and Carpenters Cottage.

- Set in a quiet and sunny off road position
- A detached unlisted character cottage
- Pretty cottage garden with a summerhouse and garden office
- Bright kitchen/breakfast room
- Dining room with fireplace and woodburner
- Sitting room with fireplace and woodburner
- Ground floor cloakroom
- First floor bathroom with spa bath
- Two double bedrooms
- Attached laundry and separate store shed





### Kitchen/breakfast room

A door leads in from the cottage garden to this bright room with a high ceiling with three velux double-glazed skylights and another double-glazed window allowing plenty of natural light. It has a hardwood floor, handmade wall tiles, hand-built wooden units and worktops, worktop lighting, an inset Belfast style sink with brass mixer/spray tap and plate rack above, tiled splashbacks and space for an electric cooking range, dishwasher and upright fridge freezer. There are ceiling mounted spotlights, plenty of power points, a single panel radiator, and an oak lintel above the opening with steps down to the dining room.

### Dining room

The front door leads into this room which has a slate floor, exposed feature stone walls, and a large granite fireplace with slate hearth, oak lintel, and fitted wood burning stove with lined flue. There is a double-glazed hardwood window to either side of the front door and one to the rear of the property. There is a handmade wall-mounted cabinet that conceals the consumer unit and electric meter, handmade library shelving, and a staircase featuring a handmade wrought-iron ginkgo leaf design from a Dartmoor blacksmith that has featured in magazines. An oak panelled door leads to the sitting room and a concealed oak door leads to the understairs w.c.

### W.C.

This room features handmade tiles, a white low-level w.c., matching wall-mounted corner basin, slate floor, extractor fan, an LED downlighter, and a wall-mounted mirror with light.







### Sitting room

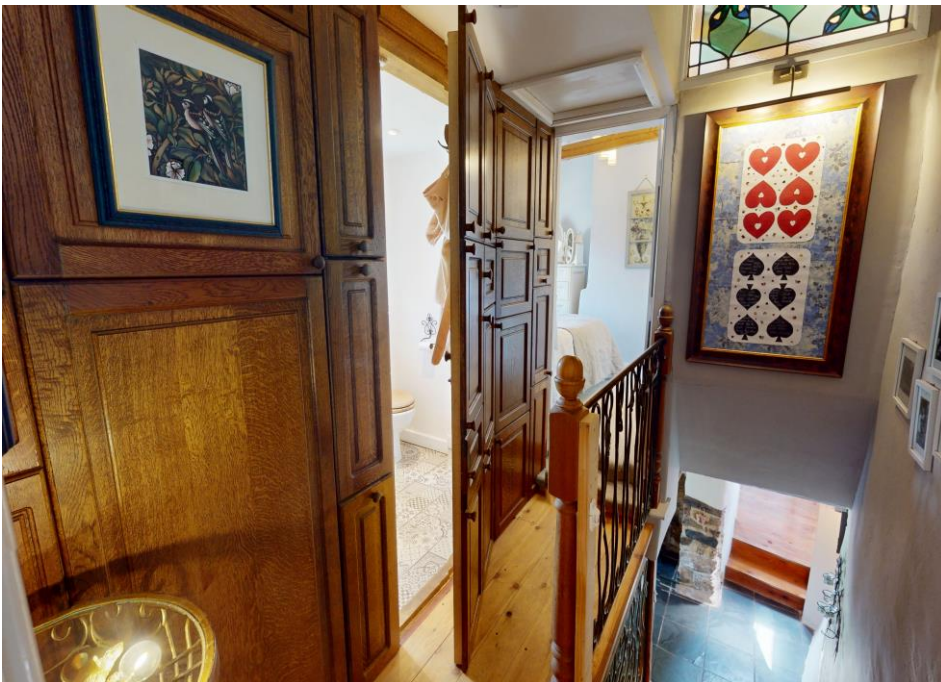
A cosy and attractive room with three double-glazed front windows overlooking the delightful cottage garden, a window seat, an exposed stone wall, a large fireplace with oak lintel, stone hearth, fitted woodburning stove with lined flue and oak shelving to either side of the chimney breast. Two wall light points are fitted, a TV point and two single panel radiators.

### First floor landing

At the top of the stairs is a balustrade with handmade wrought iron insert. Two whole oak panelled walls conceal hidden access to electric switches and a 'secret' door to the bathroom. Stained glass internal panels allow light into the landing from both bedrooms.

### Bathroom

A bright room at the front of the cottage with a double-glazed obscure window with tiled sill that complements the ceramic tiled floor. The white suite comprises a spa bath with folding shower screen, a fully tiled shower surround and wall-mounted thermostatic controls for both shower, shower wand, and bath taps. A wash basin with chromed mixer tap is set on a vanity surface with cupboards below and there is a low level w.c. Above the sink is a mirror with lighting and there is a wall-mounted medicine cabinet with roll top door, a wall-mounted and plumbed towel rail, two LED downlighters and an extractor fan. All fittings and valves are by Roper Rhodes.





### **Bedroom 1**

This front-facing room has two double-glazed windows, a wooden floor, exposed feature roof trusses and a mezzanine storage area, four lamps fitted to the roof trusses and ample space for a king size bed, wardrobes and a large crib.

### **Bedroom 2**

This double aspect bedroom has south and north facing double-glazed windows, the latter with views over the church and surrounding hills. It also has an exposed feature roof truss, a pendant light point, fitted wardrobes with hanging space and shelving, and a double panel radiator.

### ***Exterior***

### **Laundry/boiler room**

Adjacent to the kitchen, this useful space has fitted cabinets, stone worktops, oak cupboards, a single-glazed window onto the garden, ceiling mounted spotlights, a floor-mounted Worcester oil-fired central heating boiler, and space and plumbing for a washing machine and under-counter freezer.

### **Store shed**

Attached to the eastern end of the cottage, this has power and two double glazed velux roof lights.







### Garden office

A smart wooden Posh Shed Company structure which is well insulated, with power and cabled internet connection, with double glazed double doors from the clay tiled patio.

### Summerhouse

Measuring a maximum of 6'5 x 6'5/1.96m x 1.96m and with single-glazed double doors, power and light. It sits in the eastern corner of the garden and enjoys good sunlight into the evening.

### The garden

The south-facing garden is entered beneath a new cedar archway which leads to a cobbled path along the front of the cottage that passes the oak porch and takes you to the kitchen door. Steps rise from the path in between stone retaining walls topped with well-stocked borders behind which is a lawn, a circular slate patio, and a clay tiled path to a patio sitting area by the garden office which catches the morning sun. Growing on the front of the cottage is a Wisteria and grape vine. The whole garden has great shape and colour from a wide variety of shrubs, fruit trees, and perennials. From the garden there are views to the church and hills beyond.

### Note:

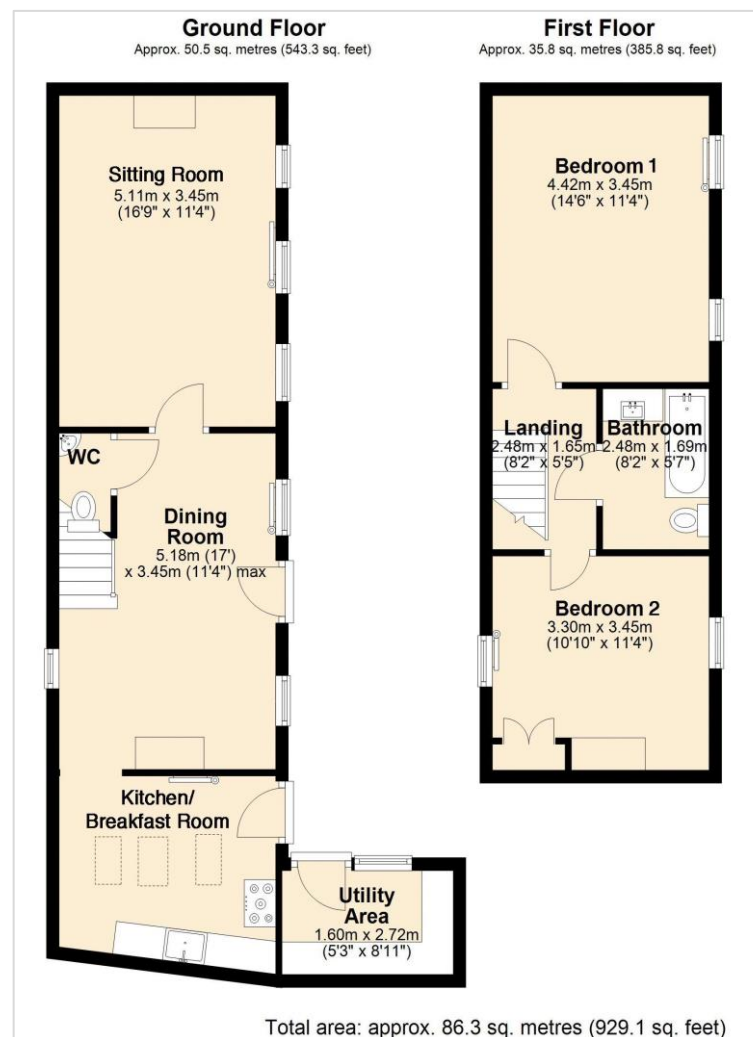
The attached store shed has a current detailed planning consent to extend above the store to make a first floor nursery/dressing room for bedroom 1. Planning application 0256/22.











#### VIEWING BY APPOINTMENT ONLY

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